

MEMORANDUM

Agenda Item No. 5(B)

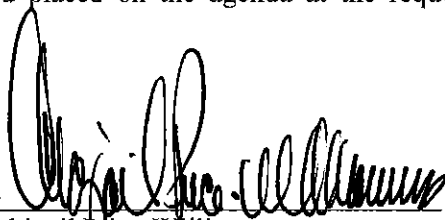
TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: May 15, 2018

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution declaring surplus one County-owned property located in Miami, Florida and revising the inventory list of real properties, after a public hearing, to include such property in accordance with section 125.379(1), Florida Statutes; authorizing conveyance, pursuant to section 125.379(2), Florida Statutes, of a total of three County-owned properties to Affordable Housing and Community Development, Inc., a Florida not-for-profit corporation, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to very low- low- or moderate income households in accordance with Miami-Dade County's Infill Housing Initiative Program; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute a County Deed; and authorizing the County Mayor to take all action necessary to enforce the provisions set forth in such County Deed and to ensure placement of appropriate signage

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.



Abigail Price-Williams
County Attorney

APW/smm

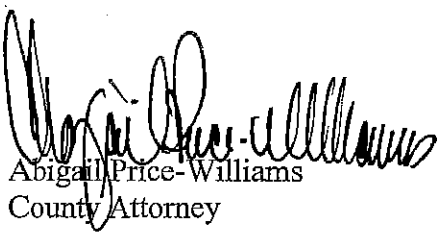


MEMORANDUM

(Revised)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: May 15, 2018

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(B)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(B)
5-15-18

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS ONE COUNTY-OWNED PROPERTY LOCATED IN MIAMI, FLORIDA AND REVISING THE INVENTORY LIST OF REAL PROPERTIES, AFTER A PUBLIC HEARING, TO INCLUDE SUCH PROPERTY IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF A TOTAL OF THREE COUNTY-OWNED PROPERTIES TO AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD TO VERY LOW- LOW- OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH MIAMI-DADE COUNTY'S INFILL HOUSING INITIATIVE PROGRAM; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

WHEREAS, Affordable Housing and Community Development, Inc. ("Affordable Housing") is a Florida not-for-profit corporation, which is an affiliate of Royal Crown Developers, LLC, an experienced developer in Miami-Dade County's Infill Housing Initiative Program ("Infill Housing Program"); and

WHEREAS, the Affordable Housing has submitted an application to the County Commissioner of District 9, dated March 7, 2017, a copy of which is attached hereto as Attachment "A" and incorporated herein by reference, requesting that the County convey three County-owned vacant properties ("County Properties") located in the district to Affordable Housing; and

WHEREAS, the County Properties are more fully described in Attachments “B,” “C” and “D, which are attached hereto and incorporated herein by reference; and

WHEREAS, Affordable Housing proposes to develop the County Properties with affordable housing to be sold to very low, low- or moderate income households in accordance with the Infill Housing Program; and

WHEREAS, Affordable Housing also proposes to partner with the United States Department of Housing and Urban Development’s affiliate agencies that provide comprehensive homebuyer and financial literacy education, credit counseling, and the first time affordable homebuyer’s certification workshop; and

WHEREAS, pursuant to Administrative Order No. 8-4, Miami-Dade Internal Services Department previously announced the availability of the County Properties to all County departments and determined there was no interest in the County Properties; and

WHEREAS, in accordance with Resolution Nos. R-376-11 and R-333-15, background information concerning the County Properties is attached hereto in Attachment “E,” which is attached hereto and incorporated herein by reference; and

WHEREAS, this Board has reviewed the information in Attachment “E,” and this Board is satisfied; and

WHEREAS, Section 125.379(1), Florida Statutes, requires each county to prepare an inventory list at least every three years of all real County Properties that are appropriate for use as affordable housing and further allows the governing body of the County to revise the inventory list upon conclusion of a public hearing held before the governing body; and

WHEREAS, on November 7, 2017, this Board adopted Resolution No. R-979-17, which declared two of the County Properties, among others, as surplus and added such properties to the County's inventory list of affordable housing sites as required by Section 125.379(1), Florida Statutes; and

WHEREAS, however, one of the County Properties (Folio Number 30-6912-008-0024) has not been declared surplus or added to the County's inventory list of affordable housing sites; and

WHEREAS, this Board desires to declare the property described above as surplus, desires to revise the County's inventory list of affordable housing sites to include the property, and also finds that the property is appropriate for use as affordable housing; and

WHEREAS, the County Properties will be conveyed to Affordable Housing, subject to a reverter, on the condition that Affordable Housing develops each of the County Properties with affordable housing to be sold to very low-, low- or moderate income households within two years of the effective date of the conveyance of the County Properties, unless such time is extended at the discretion of this Board,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board declares one of the County Properties (Folio Number 30-6912-008-0024) as surplus, and, after a public hearing, revises County's inventory list of affordable housing sites to include such property in accordance with Section 125.379(1), Florida Statutes.

Section 3. Pursuant to Section 125.379(2), Florida Statutes, this Board hereby approves the conveyance of the County Properties to Affordable Housing for a price of \$10.00, for the purpose of developing such County Properties with affordable housing to be sold to very low-, low- or moderate income households in accordance with the Infill Housing Program.

Section 4. Pursuant to Section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson of the Board to take all actions necessary to effectuate the conveyance of the County Properties, including the execution of the County Deed, in substantially the form attached hereto and made a part hereof as Attachment "F."

Section 5. This Board further authorizes the County Mayor or the County Mayor's designee to take all actions necessary to exercise any and all rights set forth in the County Deed, including but not limited to exercising the County's option to enforce its reversionary interest after conducting all due diligence, including but not limited to title searches and environmental reviews. In the event, the County Mayor or the County Mayor's designee should exercise the County's reversionary interest, then the County Mayor or the County Mayor's designee shall execute and record an instrument approved by the County Attorney's Office in the Public Record of Miami-Dade County and provide a copy of such instrument to the County Property Appraiser. This Board further authorizes the County Mayor or the County Mayor's designee to receive on behalf of the County from Affordable Housing, after conducting all due diligence, including but not limited to title searches and environmental reviews, a deed(s) which conveys the County Properties back to the County in the event Affordable Housing is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed from Affordable Housing, the County

Mayor or the County Mayor's designee shall record such deed in the Public Records of Miami-Dade County. Notwithstanding the foregoing, any extensions beyond the two years to complete the construction of the homes described herein shall be subject to this Board's approval.

Section 6. This Board directs the County Mayor or the County Mayor's designee to ensure that proper signage is placed on County Properties identifying the County's name and the name of the district commissioner.

Section 7. This Board directs the County Mayor or the County Mayor's designee to appoint staff to monitor compliance with the terms of the conveyance.

Section 8. This Board directs the County Mayor or the County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the County Deed, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and to provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. This Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Dennis C. Moss. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Esteban L. Bovo, Jr., Chairman
Audrey M. Edmonson, Vice Chairwoman
Daniella Levine Cava
Sally A. Heyman
Joe A. Martinez
Dennis C. Moss
Sen. Javier D. Souto
Jose "Pepe" Diaz
Barbara J. Jordan
Jean Monestime
Rebeca Sosa
Xavier L. Suarez
District 5 - Vacant

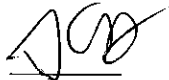
The Chairperson thereupon declared the resolution duly passed and adopted this 15th day of May, 2018. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith

Affordable Housing & Community Development, Inc. Not-for-Profit
13611 South Dixie Hwy #109 Suite 434
Palmetto Bay, Florida 33176 ~ 786-797-7108
Affordablecommunitydevelopment@gmail.com

March 7, 2018

The Honorable Commissioner Dennis C. Moss
Miami-Dade County Commissioner, District 9
Attention: Wayman Bannerman, Chief of Staff
Office of Commissioner Dennis C. Moss
10710 SW 211th Street, Suite 206
Miami, FL 33189

Re: Request by not-for profit for the conveyance of 3 lots in District 9 for Infill Housing development.

Dear Commissioner Moss:

Affordable Housing & Community Development, Inc., is a not-for-profit, affordable housing developer. Our executive managing director Ron Amira, is a certified licensed general contractor with extensive residential development experience building affordable housing in the underserved low to moderate income neighborhoods in Miami-Dade County.

Affordable Housing & Community Development, Inc. will partner with HUD affiliate agencies that provide comprehensive homebuyer and financial literacy education, credit counseling, and the first time affordable homebuyer's certification workshop. First time homebuyers are eligible for both the Miami-Dade County Department of Public Housing and Community Development (PHCD) homebuyers mortgage assistance programs, and the Miami-Dade County Advocacy Trust (MDEAT) homeownership assistance program (HAP), that offer down payment and closing cost assistance to first time homebuyers.

Our mission is to foster new homeownership opportunities to first-time, affordable homebuyers. Our objective is to immediately begin building three (3) new affordable homes in your district.

The lots we are requesting are the following:

- 1) 3069120080024
- 2) 3060180010430
- 3) 3069120081370

I thank you for your kind consideration and support, and look forward to providing first time home ownership to families in your district.

Respectfully yours,

Ron Amira

Executive Director
Affordable Housing & Community Development, Inc.

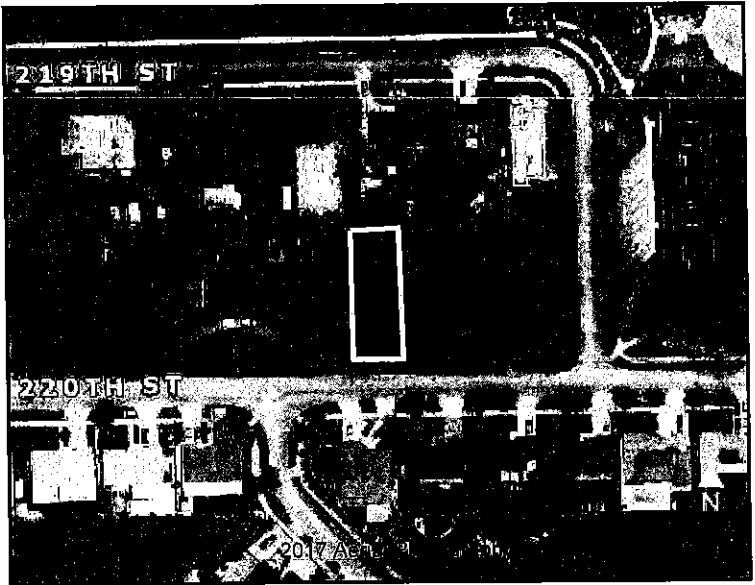


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/5/2018

Property Information	
Folio:	30-6912-008-0024
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,050 Sq.Ft
Year Built	0



Assessment Information

Year	2017	2016	2015
Land Value	\$21,150	\$17,625	\$14,100
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$21,150	\$17,625	\$14,100
Assessed Value	\$19,387	\$17,625	\$14,100

Benefits Information

Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$1,763		
County	Exemption	\$19,387	\$17,625	\$14,100

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information

	2017	2016	2015
County			
Exemption Value	\$19,387	\$17,625	\$14,100
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$21,150	\$17,625	\$14,100
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$19,387	\$17,625	\$14,100
Taxable Value	\$0	\$0	\$0

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Generated On : 3/5/2018

Property Information

Folio: 30-6912-008-0024

Property Address:

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Square Ft.	7,050.00	\$21,150

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-6912-008-0024

Property Address:

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Square Ft.	7,050.00	\$17,625

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 3/5/2018

Property Information

Folio: 30-6912-008-0024

Property Address:

Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Square Ft.	7,050.00	\$14,100

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 3/5/2018

Property Information

Folio: 30-6912-008-0024

Property Address:

Full Legal Description

12-13 56 39

DIXIE PINES REV PB 31-51

W50FT OF E205.08FT OF S1/2 OF

TR 1-A A/K/A LOT 28 BLK 1 OF

PB 20-16 DIXIE PINES

LOT SIZE 50.000 X 141

FAU 30-6912-008-0021

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
06/19/2015	\$0	29680-0575	Corrective, tax or QCD; min consideration

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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/5/2018

Property Information	
Folio:	30-6018-001-0430
Property Address:	22132 SW 115 CT Miami, FL 33170-4606
Owner	HUMAN PROGRESS FOUNDATION WORLD INC
Mailing Address	14251 SW 129 CT MIAMI, FL 33186 USA
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	10,010 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$19,699	\$17,510	\$17,510
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$19,699	\$17,510	\$17,510
Assessed Value	\$19,261	\$17,510	\$17,510

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$438		
County	Exemption			\$17,510
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$17,510
Taxable Value	\$19,261	\$17,510	\$0
School Board			
Exemption Value	\$0	\$0	\$17,510
Taxable Value	\$19,699	\$17,510	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$17,510
Taxable Value	\$19,261	\$17,510	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

Property Information

Folio: 30-6018-001-0430

Property Address: 22132 SW 115 CT

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	7,500.00	\$16,875
GENERAL	RU-2	5700	Square Ft.	2,510.00	\$2,824

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 3/5/2018

Property Information

Folio: 30-6018-001-0430

Property Address: 22132 SW 115 CT

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	7,500.00	\$15,000
GENERAL	RU-2	5700	Square Ft.	2,510.00	\$2,510

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-6018-001-0430

Property Address: 22132 SW 115 CT Miami, FL 33170-4606

Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	7,500.00	\$15,000
GENERAL	RU-2	5700	Square Ft.	2,510.00	\$2,510

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 3/5/2018

Property Information

Folio: 30-6018-001-0430

Property Address: 22132 SW 115 CT

Full Legal Description

18 56 40
 BUNCHVILLE PB 49-98
 LOT 15 BLK 2
 LOT SIZE 91.000 X 110
 OR 19699-3250 0501 3
 CASE 2012 A-01367; TC 85232

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
12/16/2011	\$100	27968-0098	Corrective, tax or QCD; min consideration
08/05/2010	\$100	27392-2906	Financial inst or "In Lieu of Foreclosure" stated
08/01/1988	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
02/01/1988	\$0	13601-3230	Sales which are disqualified as a result of examination of the deed
10/01/1979	\$30,000	10542-1332	Sales which are qualified
10/01/1976	\$165,000	00000-00000	Sales which are disqualified as a result of examination of the deed

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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/5/2018

Property Information	
Folio:	30-6912-008-1370
Property Address:	12119 SW 215 ST Miami, FL 33177-5954
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	10,700 Sq.Ft
Year Built	0

Assessment Information			
Year	2017	2016	2015
Land Value	\$26,700	\$22,250	\$17,800
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$26,700	\$22,250	\$17,800
Assessed Value	\$21,538	\$19,580	\$17,800

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$5,162	\$2,670	
County	Exemption	\$21,538	\$19,580	\$17,800
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$21,538	\$19,580	\$17,800
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$26,700	\$22,250	\$17,800
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$21,538	\$19,580	\$17,800
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

Property Information

Folio: 30-6912-008-1370

Property Address: 12119 SW 215 ST

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	7,100.00	\$21,300
GENERAL	RU-2	5700	Square Ft.	3,600.00	\$5,400

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

Property Information

Folio: 30-6912-008-1370

Property Address: 12119 SW 215 ST

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	7,100.00	\$17,750
GENERAL	RU-2	5700	Square Ft.	3,600.00	\$4,500

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

Property Information

Folio: 30-6912-008-1370

Property Address: 12119 SW 215 ST Miami, FL 33177-5954

Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	7,100.00	\$14,200
GENERAL	RU-2	5700	Square Ft.	3,600.00	\$3,600

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

Property Information

Folio: 30-6912-008-1370

Property Address: 12119 SW 215 ST

Full Legal Description
12-13 56 39 .24 AC
DIXIE PINES PB 31-51
E100FT OF W205.19FT OF S1/2
TR 13 AKA LOTS 15 & 16
LOT SIZE 100.000 X 107
OR 15026-1194 0591 1

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/30/2013	\$0	28606-4659	Corrective, tax or QCD; min consideration
05/01/1991	\$28,000	15026-1194	Sales which are qualified
01/01/1989	\$0	14010-4732	Sales which are disqualified as a result of examination of the deed

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Version:

ATTACHMENT E

COUNTY PROPERTIES TO BE CONVEYED TO AFFORDABLE HOUSING COMMUNITY DEVELOPMENT

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-16

Folio	Annual Tax Revenue Generated	Lot Size Sq. Ft.	Comm. District	2017 Market Value	Legal Description	Department User	Municipal Zoning	Estimated Annual Lawn Maintenance Costs	Address	Surplus	Type of Deed County Acquired Parcel	Circulated to County Departments Date
3069120080024	\$390.81	7,050	9	\$21,150	12-13 56 39 DIXIE PINES REV PB 31-51 W50FT OF E205.08FT OF S1/2 OF TR 1-A AKA LOT 28 BLK 1 OF PB 20-16 DIXIE PINES	INTERNAL SERVICES	RU-1	\$307	2 Lots Adjacent East of 12375 SW 220 ST	No	Escheatment Tax Deed 6/19/2015	3/2/2018
3060180010430	\$382.18	10,010	9	\$19,699	18 56 40 BUNCHVILLE PB 49-98 LOT 15 BLK 2	INTERNAL SERVICES	RU-2	\$436	22132 SW 115 CT	Yes R-979-17	Escheatment Tax Deed 4/11/2016	4/25/2017
3069120081370	\$508.46	10,700	9	\$26,700	12-13 56 39 .24 AC DIXIE PINES PB 31-51 E100FT OF W205.19FT OF S1/2 TR 13 AKA LOTS 15 & 16	INTERNAL SERVICES	RU-2	\$467	12119 SW 215 ST	Yes R-979-17	Escheatment Tax Deed 3/25/2013	4/25/2017

Instrument prepared by and returned to:
 Terrence A. Smith
 Assistant County Attorney
 111 N.W. 1st Street, Suite 2810
 Miami, Florida 33128

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS DEED, made this ____ day of _____, 2018 by **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and **AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT, INC.**, a Florida not for profit corporation (hereinafter "Developer"), whose address is 13611 South Dixie Highway, No. 109, Suite 434, Palmetto Bay, Florida 33176, its successors and assigns.

WITNESSETH that the County, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by Affordable Housing, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Affordable Housing, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Properties"):

As legally described in Exhibit "A" attached hereto and made a part hereof

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Properties; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

1. That the Properties shall be developed by Affordable Housing affordable housing ("Dwelling Units"), as defined by and in accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. Affordable Housing shall sell such Dwelling Units to qualified homebuyers whose income range is established up to 140% of the most recent median family income for the County as reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.
2. That the Properties shall be developed within two (2) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. Notwithstanding the foregoing restriction contained in this Paragraph 2, the County may, in its sole discretion, waive this requirement

upon the Board finding it necessary to extend the timeframe in which Affordable Housing must complete the Dwelling Units. In order for such waiver by the County to be effective, it shall:

- a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and
 - b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such waiver and specifying the new time frame in which Affordable Housing must complete the Dwelling Units. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within two (2) years from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
3. That the Dwelling Units developed on the Properties shall be sold to a qualified households, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the home exceed Two Hundred and Five Thousand and 00/100 (\$205,000.00). In the event Affordable Housing fails to sell the home to a qualified household or sells the home above Two Hundred and Five Thousand and 00/100 (\$205,000.00) and Affordable Housing, upon written notification from the County, fails to cure such default, then title to the subject Properties shall revert to the County, at the option of the County, as set forth in paragraph 9, and by such reverter to the County, Affordable Housing shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
 4. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), Affordable Housing shall comply with the requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal on all units to be sold within the Target Area. The County will provide a list of former Scott/Carver residents in order for Affordable Housing to notify these residents of the availability of homeownership opportunities.
 5. That Affordable Housing shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers.
 6. Affordable Housing shall require that the qualified household purchasing the eligible home execute and record simultaneously with the deed of conveyance from Affordable Housing to the qualified household the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

"This Property is subject to an "Affordable Housing Restrictive

Covenant” recorded simultaneously herewith, which states that the Properties shall remain affordable during the “Control Period.” The Control Period commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from Affordable Housing to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant.”

7. That Affordable Housing shall pay real estate taxes and assessments on the Properties or any part thereof when due. Affordable Housing shall not suffer any levy or attachment to be made, or any material or mechanic’s lien, or any unauthorized encumbrance or lien to attach, provided, however, that Affordable Housing may encumber the Properties with:
 - a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the Project in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
 - b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.
 - c) Any mortgage(s) in favor of any lender that may go into default, lis penden, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, the affordable deed restrictions are enforceable and can only be extinguished by the County. The deed restrictions shall run with the land notwithstanding the mortgage or change in ownership for the control period. The affordable deed restrictions apply to the “successors heirs and assigns” of the burdened land owner.
8. The recordation, together with any mortgage purporting to meet the requirements of paragraph 7(a) or 7(b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the Project is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an “institutional lender” shall mean any bank, savings and loan association, insurance company,

foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

9. If in the sole discretion of the County, the Properties ceases to be used solely for the purpose set forth in paragraph 1 herein by Affordable Housing, or if Affordable Housing fails to construct the Dwelling Units described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if Affordable Housing ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, Affordable Housing shall correct or cure the default/violation within thirty (30) days of notification of the default by the County as determined in the sole discretion of the County. If Affordable Housing fails to remedy the default within thirty (30) days, title to the subject Properties shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, Affordable Housing shall immediately deed such Properties back to the County, and the County shall have the right to immediate possession of such Properties, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by Affordable Housing. The County retains a reversionary interest in the Properties, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.
10. All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.

Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish Affordable Housing with an appropriate instrument acknowledging satisfaction with all Deed restrictions listed above. Such satisfaction of Deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

This grant conveys only the interest of the Miami-Dade County and its Board of County Commissioners in the Properties herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF Miami-Dade County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson of the Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Esteban L. Bovo Jr., Chairman

Approved for legal sufficiency:

By: _____
Terrence A. Smith
Assistant County Attorney

The foregoing was authorized by Resolution No. R- -18 approved by the Board of
County Commissioners of Miami-Dade County, Florida, on the day of , 2018.

IN WITNESS WHEREOF, the representative of **AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT, INC.**, a Florida not for profit corporation, has caused this document to be executed by their respective and duly authorized representative on this 28th day of MARCH, 2018, and it is hereby approved and accepted.

[Signature]
Witness/Attest Eleena H. Garcia

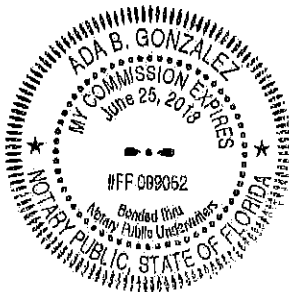
[Signature]
Witness/Attest Roxanne Lore

By: [Signature]
Name: Ronald Amira
Title: MANAGER

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28th day of MARCH, 2018, by Ronald Amira, as Manager of **AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT, INC.**, a Florida not for profit corporation, and s/he (☒) has produced Driver's license as identification or () is personally known to me.



(SEAL)

[Signature]
Ada B. Gonzalez

Notary of- State of FLORIDA

Commission Number: June 25, 2018

**EXHIBIT A
LEGAL DESCRIPTIONS**

Folio	Legal Description
30-6912-008-0024	DIXIE PINES REV PB 31-51 W50FT OF E205.08FT OF S1/2 OF TR 1-A A/K/A LOT 28 BLK 1 OF PB 20-16 DIXIE PINES
30-6018-001-0430	BUNCHVILLE PB 49-98 LOT 15 BLK 2
30-6912-008-1370	DIXIE PINES PB 31-51 E100FT OF W205.19FT OF S1/2 TR 13 AKA LOTS 15 & 16